



Stevenson Marshall
Property & Law

12 Neidpath Place
Dunfermline, KY12 0XJ

Offers over £200,000

12 Neidpath Place, Dunfermline

Quietly situated, a modern detached bungalow with impressive south facing gardens to rear.

There is a good internal layout which includes a reception hallway, lounge, dining kitchen, two bedrooms and shower room.

Lounge: 4.29m x 4.08m (14'1 x 13'5)
Dining kitchen: 4.90m x 3.02m (16'1 x 9'11)
Bedroom 1: 3.61m x 3.30m (11'10 x 10'10)
Bedroom 2: 4.08m x 2.94m (13'5 x 9'7)
Shower room: 2.11m x 1.60m (6'11 x 5'3)

Gas central heating and double glazed windows are installed and there is excellent storage throughout.

The property enjoys neat south facing gardens which are mainly paved for easy of maintenance. There are numerous mature shrubs, drying facilities provided, useful key safe, timber garden shed and greenhouse. A driveway and detached garage provide ample off street parking for several vehicles.

Forming part of a small cul-de-sac, Neidpath Place is situated within a popular residential development near Queen Margaret Rail Halt (with services to Edinburgh). There are good local amenities and secondary and primary schools all within easy reach and Dunfermline City Centre is approximately one mile away. The M90 Motorway can be reached quickly and easily and a regular bus service operates within the immediate vicinity.

Viewing: An appointment to view can be made by contacting selling agents on 01383 721141.

To cancel viewing appointments out-with office hours, please email cancelmyviewing@gmail.com.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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